

TDC Blue Ribbon Committee  
January 10, 2007 Meeting Minutes Final

Correction are shown in **Highlighted text**

**Members Present:** Farm Bureau – Joy Fitzhugh; ECOSLO- Maria Lorca; Sierra Club – Susan Harvey; Existing TDC receiver site – Chad Whittstrom; Development Firm – Dennis Sullivan; Land Conservancy – “BK” Bruce Richard; Subdivision Review Board, Public Works – Richard Marshall ; Subdivision Review Board, Air Pollution Control Board – Aeron Arlin Genet; General Public – Mellissa Boggs; General Public - Christine Volbrecht; South County Community Advisory Group - Jesse Hill; Templeton Area Advisory Group - Nicholas Marquart ; City of Paso Robles- Ron Whisenand

**Members Absent:** Ag Liaison – Mark Pearce; City of San Luis Obispo – Kim Murry; Active Agriculturalist – Charles Whitney.

**Committee Staff Present:** Karen Nall, Planning and Building, Kami Griffin, Planning and Building  
**Others Present:** Sheila Lyons, Dorothy Jennings, Lynda Auchinachie Co Ag Department and Sue Luft, Michael Winn, Eric Greening, Kathryn Sweet, David Mena.

Public Comment: Karen Nall requests any Public Comment for items not on the agenda. Jesse Hill comments on Bornholdt letter all received. Sue Luft has operation question regarding how to replace members if no alternates are provided. Sue Harvey provides a handout of an abstract regarding TDC programs. Eric Greening suggests the group look at other programs and refer to “designing our future conference”. BK suggests reviewing the Brooking Report and **Aeron** Arlin Genet responds that looking at alternatives is part of the work program.

Minutes from the last meeting are presented. Dorothy Jennings and Maria Lorca suggest changes.

**Karen Nall reports on web site availability and that esthetics training is not required.**

**Susan Harvey and Denis Sullivan discuss economics of development and the effect of additional fees. Chad Whittstrom noted that he feel all GPA should be required to use TDC the group agrees and discusses.**

Kami Griffin reports on the BOS action regarding the RPD ordinance. She explains that the ordinance was not authorized but that the issue of antiquated subdivisions and underlying lots was referred to this committee for discussion. Kami Griffin also provides a report of the BOS action on Viborg GPA. Kami Griffin notes that we have the planning mapping staff preparing maps which will plot past building permit and subdivision activity. BK requests electronic copies of the raw data used. Maria Lorca requests a map showing all properties coming out of ag preserve. **Kami Griffin notes that she will try to bring in an expert on TDC’s.**

Group Discussion – Item A. 2. Work Program. What are the problems with land use today?  
The following items were listed as the identified problems:

1. Same as the list created for Item A.1.
2. NIMBY.
3. Cost of land to maintain in ag, cost of development with URL.
4. No political will, adopt solution, cost of rural development lack of affordable with URL.
5. Growth pressures.
6. Uncertainty of development at the city borders, loss of rural separator, use of city roads and facilities.
7. Housing needs-resource based.

8. Exceptions to the general plan; have a process that everyone buys into
9. Resource deficit and infrastructure.
10. Rural county, desire to live rural, rules need to be written to direct growth
11. Lack of consistency with the rules.
12. Ag clusters/rural subdivisions.
13. TDC program was a minor tool.
14. Resources
15. Consuming culture, need to develop a culture of frugality
16. Substantial building sites
17. Apply existing lot merger ordinance to inland situations
18. Single map system
19. County does not have a public open space program.
20. LUO was not designed to accommodate a TDC type if program
21. Political will to hold back a development right of value to make a TDC a valuable is necessary.

Group notes that too much time is being spent on minutes. Aeron Arlin Genet suggests that the minutes be sent out and any changes be provided to Karen Nall prior to the meeting.

Meeting adjourned. Next Meeting January 24 at Library conference room.